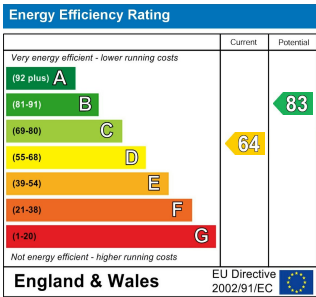




This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.



## FULREADY ROAD, LEYTON

Offers In Excess Of £875,000 Freehold

### 4 Bed House - End Terrace



#### Features:

- Four bedroom Edwardian house
- End of terrace
- Rarely available
- Original features
- Well maintained throughout
- South facing rear garden
- Close to Hollow Ponds
- Easy access to Epping Forest
- Council tax band D

A gloriously bright and gorgeously spacious four bedroom Edwardian end of terrace, with the handsome frontage and statuesque proportions of the period. Dual receptions, bathroom and shower room, cellar, loft and a serene rear garden complete the offering.

Your location is just as enviable as your vast living space, with the the natural green and blue space of Epping Forest and Hollow Ponds a mere five minute walk away. Lose yourself in endless Epping Forest or hire a row boat and explore Hollow Ponds waterways with assorted waterfowl.

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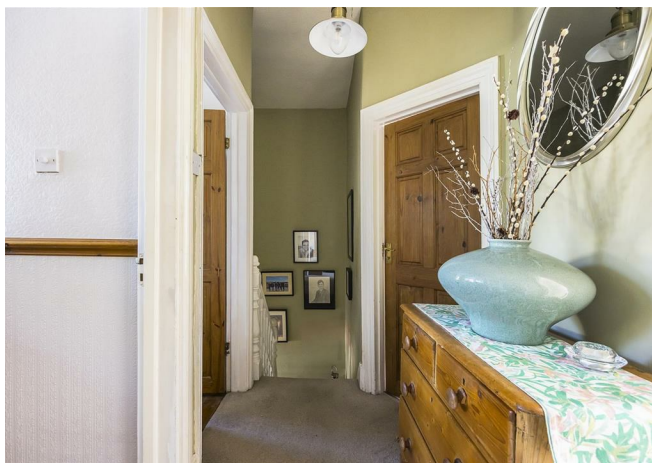
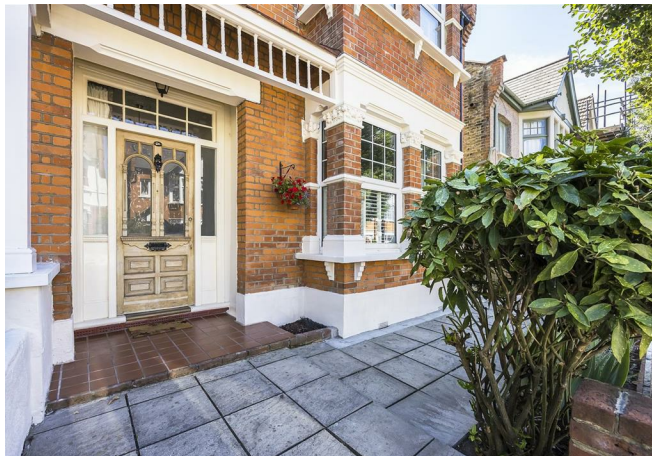
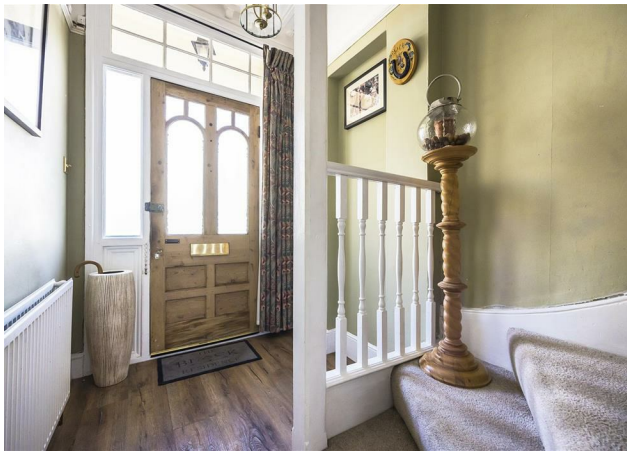
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### IF YOU LIVED HERE

You'll be luxuriating in the vast vintage dimensions of over 1300 square feet. Even your hallway's broad and spacious, finished in olive green and giving way to both reception rooms and the kitchen. Your front lounge is a massive masterpiece; 230 square feet in its own right with a box bay window, creamy pale decor up to the original picture rail and a striking ebony hearth as a centrepiece.

To the rear your dedicated dining room's just as charming, similarly styled with French doors opening up to the garden. Out here you've a generous mix of patio and lawn, all flanked by thriving shrubbery and screening greenery. Back inside and your kitchen's decked out in spotless pine cabinetry, with a handy breakfast bar and rich engineered hardwood underfoot. Your ground floor's completed by a handy spare shower room.

Upstairs and all four bedrooms are solid doubles starting at seventy five square feet, and stretching all the way up to the substantial principal bedroom, coming in at a shade under 200. There's another box bay window here, framing views of your leafy street and immaculate front yard. Elsewhere bedroom four features plenty of fitted storage and pleasant garden view - the perfect home working space. Finally, your family bathroom is elegantly finished in sandstone.

Outside and, as noted, you couldn't be better placed for nature, with Epping Forest right on your doorstep. In another geographical coup, the ever-popular leafy, part-pedestrianised streets of Walthamstow Village start just over a half mile from your front door. Here you'll find a huge range of wining and dining establishments, from the traditional charms of The Castle, the bistro chic of Eat17 and the esoteric appeal of The Nag's Head.

### WHAT ELSE?

- Wood Street overground station is a little over ten minutes on foot and will get you directly to Liverpool Street in twenty. Alternatively, Walthamstow Central is just one stop down for the Victoria Line.
- The Alfred Hitchcock Hotel, lately reimagined by the team behind The Ivy and featuring the critically acclaimed Rear Window Restaurant, is well worth the pleasant fifteen minute stroll. It's the perfect place to watch the sun go down over the trees.
- Parents will be happy to know you have four 'Outstanding' and thirteen 'Good' primary and secondary schools all less than a mile away on foot.



### A WORD FROM THE OWNERS...

"Our lovely Edwardian home is a very well proportioned house, which has served our family wonderfully for the past 23 years as our children transitioned from local primary to secondary schools and sixth form colleges, prior to going up to universities. The garden has always been a valuable asset, offering opportunities for relaxation, keen gardeners and flexible entertaining and is shielded by a screen of assorted mature trees. The property affords new residents exciting opportunities to further develop existing facilities, both upwards & outwards to the rear. The introduction of a controlled parking zone, now ensures there is ample availability for all residents and visitors. The local area, with its vibrant rich source of amenities and opportunities offers access to a wide range of clubs and experiences to meet the interest and needs of children & adults of all ages. Equally, the local area offers a breadth of green spaces, places of interests, cafes & assorted cuisine from around the world. Plans for a theatre in Walthamstow & the ongoing development of the Olympic Park and facilities will enhance the quality of life in this part of East London. In addition, excellent transport links locally, (bus, overground, underground) within Waltham Forest, into Central London and beyond further enriches access and opportunities."

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**Reception room**  
16'8" x 14'7"

**Basement**  
13'9" x 5'10"

**Dining room**  
12'5" x 10'9"

**Kitchen**  
11'0" x 9'1"

**Utility**  
10'0" x 6'6"

**WC/Shower room**  
6'6" x 2'7"

**Garden**  
41'0" x 29'6"

**Bedroom**  
11'10" x 8'3"

**Bedroom**  
14'6" x 13'10"

**Bedroom**  
12'5" x 9'0"

**Bathroom**  
7'2" x 4'8"

**Bedroom**  
9'4" x 8'0"



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